

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Phone: (954) 828-5123
Email: timw@cityfort.com

Project Name: 435 Bayshore LLC
Site Plan Review

Case #: 117-R-01

Date: November 13, 2001

Comments:

1. The applicant must provide drainage calculations and design which demonstrate compliance with Broward Co. Dept. of Planning and Environmental Protection (DPEP)-Chapter 27 Pollution Control Manual. The site must be designed for the minimum requirements for on site retention and water quality pre-treatment and thus a minimum of 1-inch volume over the entire site or 2.5 inches over the impervious percentage (whichever is greater). The DPEP construction (drainage) license and design calculations must be complete and submitted with the application submittal for the building a permit.
2. The engineer shall prepare a water and sewer design plan indicating existing and proposed mains and services, meters, valves, and appurtenances necessary to serve this site.
3. A paving and grading plan shall be prepared by the engineer which indicates existing and proposed elevations, flood routing, and facilities for site storm water management.
4. Please provide a summary table indicating the parking requirements and how they are calculated for this site.
5. Dimension the existing storm sewer easement on the north boundary of the site and indicate the diameter, material, and location of any City owned storm water outfall piping in this easement. A note shall also be added to inform the contractor to protect this piping during the construction period.
6. Sheet H-1 indicates walls, columns, and gates within the required clear sight triangle locations at each unit access point. A ten (10) foot sight triangle is required to be clear of obstructions as measured from the edge of the driveway and from the property line.
7. An existing dock is illustrated on Sheet A-1. This dock requires accurate dimensioning, and owner and representatives are advised to refer to Section 47-19.3 of the City Ordinances to determine the permitting requirements for marine facilities, as well as acknowledge that State and/or County licenses may/shall be required in the event they wish to construct such facilities.

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8. A seven (7) foot wide sidewalk is required along Bayshore Drive along this property line. The existing walk shall be removed and a new walk constructed with the appropriate City Engineering detail (obtain from Construction Services/300 N.W. 1 Avenue/Elkin Diaz, Project Engineer).
9. The new sidewalk shall be 6-inches thick in the driveway portions while 4-inches thick in the other (pedestrian portions) areas.
10. The applicant shall prepare a preliminary staging and storage plan for review by staff and/or any public boards who will review this project.
11. De-watering operations for foundation and utility construction in right of ways shall be planned for minimal impact to City rights of way, drainage facilities, and/or surface waters as well as adjacent property. The site Engineer shall prepare a preliminary plan addressing contractor's obligations to reduce turbidity and employ Best Management Practices (BMPs) prior to applying for the foundation or building permit.
12. A curbing or other approved design shall be proposed for the protection of the existing power poles located between the southern two units in Bayshore Drive.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: 435 Bayshore LLC

Case #: 117-R-01

Date: 11-13-01

Comments:

- 1) Fire sprinkler system required at permit phase.
- 2) Flow test required
- 3) Civil plans required showing fire main, hydrants, FDC and DDC.
- 4) 3806 SFBC fire line and hose stations required at permit phase.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: 435 Bayshore LLC

Case #: 117-R-01

Date: November 13, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: 435 Bayshore LLC

Case #: 117-R-01

Date: 11/13/01

Comments:

1. As per Sec. 47-21.10 of the U.L.D.R. a min. of 25% pervious area is required. Provide the calculations that verify this.
2. What are the species of the street trees shown on Bayview?
3. Add rain sensor requirement to the irrigation note.
4. Provide a list of the existing trees and palms on the site and their disposition (to remain, be relocated, or to be removed). All Tree Preservation Ordinance requirements apply.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Jim Koeth
828-5276

Project Name: 435 Bayshore LLC.

Case #: 117-R-01

Date: November 13, 2001

Comments:

- 1. Site plan requires Planning and Zoning Board and City Commission approval as a Site Plan Level IV review for a 6 unit townhome project requiring yard modifications within the CBA's IOA zoning district.**
2. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
3. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
4. Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines Criteria prior to item being placed on the Planning and Zoning Board agenda. In addition, cite project's compliance the Design Compatibility Criteria as per ULDR Sec. 47-12.
5. Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to item being placed on the Planning and Zoning Board agenda.
6. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
7. Label colors and materials on elevations.
8. Provide cross section in order to indicate relation between project and waterway.
9. Dimension dockage and provide width of waterway on site plan.

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10. Provide the set back lines and property lines on all floor plans, the landscape plans and on all elevations.

11. Comply with ULDR Section 47-25.2.P. concerning archaeological significance.

12. Discuss new proposed back-out parking with Engineering Rep. and Zoning Rep. at the meeting.

13. Provide 7 ft. wide sidewalks along Bayshore Drive.

14. Elevations are not clear and are conceptual. Drawings lines must be more precise and accurate

15. Indicate and provide screening for all mechanical equipment on the site plan.

16. Indicate outline of structure(s) in area not included as part of the site plan. I.e.: adjacent building outlines.

17. Indicate medians and all on-street parking on the site plan.

18. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

19. Indicate required line of min. setback permitted as per ULDR Sect. 47-12.5 on elevations.

20. Provide clear aerial within PZ Board site plan package.

21. Strongly recommend presenting project to Central Beach Alliance and neighbors prior to public hearings for public input.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder
828-6421, beeper 497-0628

Project Name: Bayshore, LLC

Case #: 117-R-01

Date: 11/13/01

Comments:

Sheet H-1 indicates an auto gate at the driveway, as well as pedestrian gates. However, the elevations do not reflect the gates, which is correct?

What is the height of the gate on sheet H-1?

The pedestrian gate should be at least at 6 feet without horizontal cross bars as these cross bars would act as steps in a ladder.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: 435 Bayshore LLC

Case #: 117-R-01

Date: 11/13/01

Comments:

1. Site plan as proposed requires Planning and Zoning Board and City Commission review and approval for the 6 unit townhouse project, needing yard modifications within the IOA zoning district.
2. Backout parking as proposed in the IOA zoning district is prohibited in accordance with section 47-20.15. IOA district is not listed as a residential zoning district, see definition in section 47-35.
3. Setbacks within the IOA zoning district in accordance with section 47-12.5.D are as follows: a. Front: twenty (20) feet. b. Side yard: one-half (1/2) the height of the building. c. Rear: one-half (1/2) the height of the building. d. If a development is approved as a development of significant impact, the side and rear yard requirements may be reduced as follows: Side yard. For structures greater than one hundred fifteen (115) feet in height: forty (40) feet; for structures greater than seventy-five (75) feet in height: thirty (30) feet; for structures greater than thirty-five (35) feet: twenty (20) feet; for structures up to thirty-five (35) feet in height: ten (10) feet. ii. Rear yard : twenty (20) feet.
4. Provide a narrative outlining the proposed project's compliance with the Design and Community Compatibility Criteria in section 47-12.7 point by point.
5. Are live- a-boards proposed for this development site? Which of the proposed units own or have use of the dock space?
6. Provide the width of the waterway on the site plan.
7. Dimension overhangs and balconies for compliance with section 47-19.2.B also, provide linear percentage of balcony encroachments.
8. Building height shall be measured for grade as defined in section 47-2, indicate grade on elevation plans.

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9. Show location of all mechanical equipment for compliance sections 47-19.2.S and 47-19.2.Z.
10. Indicate minimum setback lines on all elevations.
11. Provide documentation of hurricane evacuation preparedness from Broward County.
12. Addition comments may be forthcoming at DRC meeting.